



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

2/22/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 AVALON AT JAMES ISLAND

SITE PLAN

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.57

Lots (for subdiv):

Units (multi-fam./Concept Plans): 273

Zoning: PUD (MAYBANK)

☐ new BP approval tracking

City Project ID #: 160614-MaybankHwy-1

City Project ID Name: TRC_SP:MaybankHwyDevelopment

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB, BZA-SD

Owner: CORE PROPERTY CAPITAL

Applicant: STANTEC CONSULTING SERVICES, INC.

843-740-7700

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: Construction plans for a mixed-use development.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

2 CE WILLIAMS MIDDLE SCHOOL

SITE PLAN

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 27.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1, DR-6, GO

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000088

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Construction plans for the CE Williams Middle School and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 MURRAY LASAINE ELEMENTARY SCHOOL TRAFFIC LOOP

SITE PLAN

Project Classification: SITE PLAN

Address: 691 RIVERLAND DRIVE

Location: JAMES ISLAND

TMS#: 3410000013

Acres: 6.31

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000089

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: GRAY LEWIS

gmlewis@forsberg-engineering.com


Misc notes: Construction plans for new traffic loop and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SDSM checklist, EPSC certification & stormwater technical report required.

#4 DANIEL ISLAND SELF STORAGE

SITE PLAN

Project Classification: SITE PLAN
Address: 460 SEVEN FARMS DRIVE
Location: DANIEL ISLAND
TMS#: 2750000179 &181
Acres: 21.77
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-BP

 new BP approval tracking

City Project ID #: TRC-SP2017-000062
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: DANIEL ISLAND SELF STORAGE, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: BRIAN RILEY riley.b@thomasandhutton.com


Misc notes: Construction plans for self storage facilities and site prep.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 GUGGENHEIM PARK

SITE PLAN

Project Classification: SITE PLAN
Address: ISLAND PARK DRIVE
Location: DANIEL ISLAND
TMS#: 2750000131
Acres: 1.89
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

 new BP approval tracking

City Project ID #: TRC-SP2018-000090
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: DANIEL ISLAND TOWN ASSOCIATION
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: TONY WOODY woody.t@thomasandhutton.com


Misc notes: Construction plans for a renovation of the existing POA park.

RESULTS: Revise and resubmit to TRC.

#6 1411 FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 1411 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 3340000075
Acres: 8.30
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

 new BP approval tracking

City Project ID #: 151005-FollyRd-1
City Project ID Name: TRC_SP:1411FollyRdShoppingCenter

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD, DRB

Owner: 1411 FOLLY ROAD, LLC
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: RICHARD BAILEY rbailey@husseygaybell.com

Misc notes: Redevelopment site plan for a 76,948 square foot retail shopping center and associated improvements.

RESULTS: Revise and resubmit to TRC; street addressing plan, unit numbering plan, CSWPPP & stormwater technical report required.

#7 ST. MARY'S RESIDENTIAL & PARK

SITE PLAN

Project Classification: SITE PLAN
Address: BROAD STREET
Location: PENINSULA
TMS#: 4570701030
Acres: 2.249
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LB

 new BP approval tracking

City Project ID #: TRC-SP2018-000091
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: THE BEACH COMPANY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843571-2622
Contact: TREYLINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for 21 new townhouses and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC NOI, SDSM checklist & stormwater technical report required.

#8 LC LINE STREET, PARCEL 1

SITE PLAN

Project Classification: SITE PLAN
Address: 36-44 LINE STREET & 41-49 SHEPHARD STREET
Location: PENINSULA
TMS#: 4590500090
Acres: 2.1
Lots (for subdiv):
Units (multi-fam./Concept Plans): 257
Zoning: MU

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000085
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: LIFESTYLE COMMUNITIES
Applicant: BOWMAN CONSULTING GROUP
Contact: RICHARD WATERS

843-501-0333

rwaters@bowmancg.com

Misc notes: Construction plans for the renovation and construction of building additions and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC NOI, SDSM checklist, stormwater technical report & Traffic impact study required.

#9 TIME TO SHINE SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN
Address: 2209 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3100700009
Acres: 1.07
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000030
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB, BZA-SD

Owner: TIME TO SHINE CAR WASH, INC.
Applicant: EARTHSOURCE ENGINEERING
Contact: GILES BRANCH

843-881-0525

branchg@earthsourceeng.com

Misc notes: REVISED construction plans for new car wash and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#10 194 EAST BAY HOTEL

SITE PLAN

Project Classification: SITE PLAN
Address: 194 EAST BAY STREET
Location: PENINSULA
TMS#: 4580902031
Acres: 0.14
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB-A

☐ new BP approval tracking

City Project ID #: 150923-194EBaySt-1
City Project ID Name: TRC_SP:194EastBayHotel

Submittal Review #: 3RD REVIEW
Board Approval Required: BZA-Z, BAR

Owner: SEASIDE HOSPITALITY CORPORATION
Applicant: EARTHSOURCE ENGINEERING
Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new 50 room hotel.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#11 WETLAND FILL FOR SHADE TREE COMMERCIAL TRACT (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 3130000337
Acres: 3.329
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD (SHADE TREE)

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000073
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD

Owner: DON BERG
Applicant: HLA, INC.
Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Early Site Package to fill wetlands and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 RIVERVIEW ESTATES (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000, 064. 065, 066

Acres: 45.585

Lots (for subdiv): 48

Units (multi-fam./Concept Plans):

Zoning: SR-1, C

Misc notes: Preliminary subdivision plat for a 48 lot single family detached subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000057

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: MG LOWCOUNTRY ACREAGE, LLC

Applicant: HLA, INC

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

13 WHITNEY LAKE, PHASE 2D (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BRITTELBUSH LANE

Location: JOHNS ISLAND

TMS#: 3120000334

Acres: 12.4

Lots (for subdiv): 40

Units (multi-fam./Concept Plans):

Zoning: SR-1 (ND)

Misc notes: Road construction plans for Phase 2D of Whitney plake.

☐ new BP approval tracking

City Project ID #: TRC-SUB2018-000063

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: SOUTHEASTERN RECAPITALIZATION GROUP, LLC

Applicant: LOCKLAIR CONSULTING, INC.

Contact: ELLIOTT LOCKLAIR

843-873-1105

elliott@locklair.net

RESULTS: Revise and resubmit to TRC.

14 363 - 369 KING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 363-369 KING STREET

Location: PENINSULA

TMS#: 4570402027

Acres: 0.44

Lots (for subdiv):

Units (multi-fam./Concept Plans): 83

Zoning: MU-PENDING

Misc notes: Construction plan for the reovation, demolition and construction of a a 83 unit student housing project.

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000093

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: 23 BOND OWNER 363-369 KING ST

Applicant: LS3P

Contact: STEVE RAMOS

8439585419

stephenramos@la3p.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC NOI/d-0451, SDSM checklist, stormwater technical report required.

15 27 RACE STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 27 RACE STREET

Location: PENINSULA

TMS#: 4600401048

Acres: 0.193

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

Misc notes: Construction plans for a 4 unit residential project and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000094

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 27 RACE LLC

Applicant: DAVID DICK

Contact: DAVID DICK

843-870-4674

david@kennedyrichter.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC NOI/d-0451, SDSM checklist, stormwater technical report & unit numbering plan required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.